SENIORS' HOUSING REPORT
Ontario

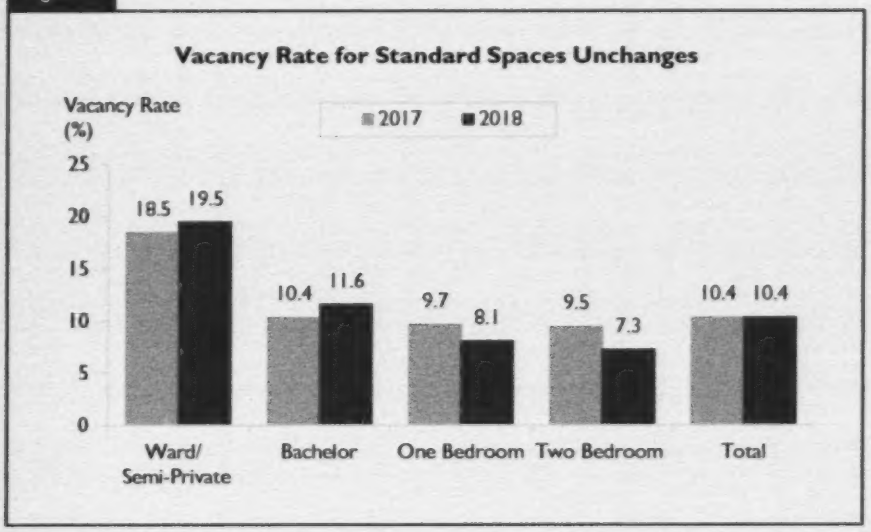
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018

Highlights

- The vacancy rate for standard spaces remained unchanged at 10.4%. The vacancy rate for total spaces dropped to a record low of 9.9% from 10.3% last year.
- Total supply grew by 3,500 spaces, the most since 2001.
- The average rent for a standard space increased by 2.6% to $3,618.

Figure 1



Source: CMHC Seniors' Housing Survey

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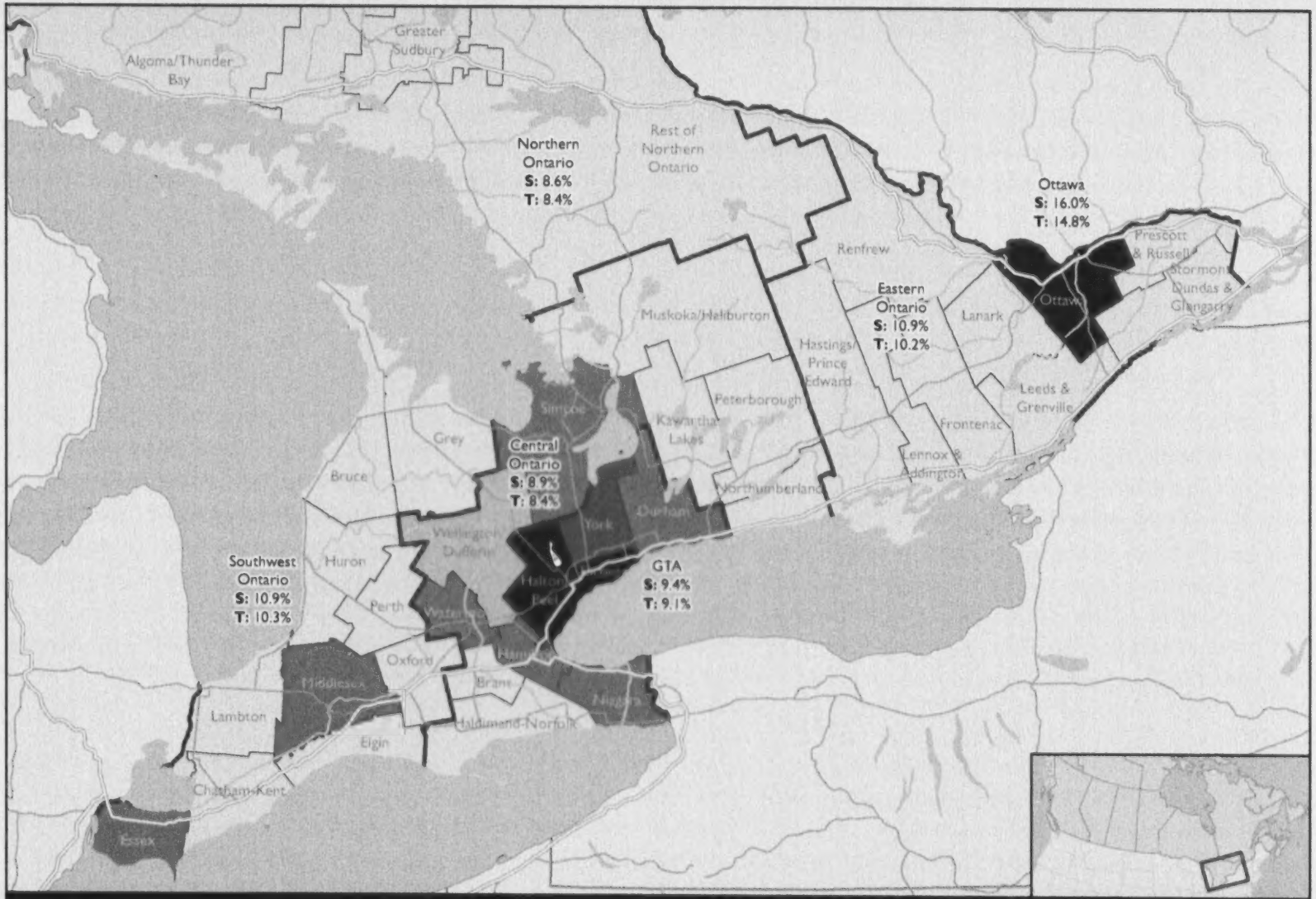


Ontario Vacancy Rate of Standard and Total (Universe) Spaces

Province Total
S: 10.4%
T: 9.9%

S: Standard Spaces
T: Total Spaces (Universe)

Number of Spaces
< 1500 < 3500 < 5500
< 2000 < 4000 < 8000

0 50 100 km

Spotlight on...

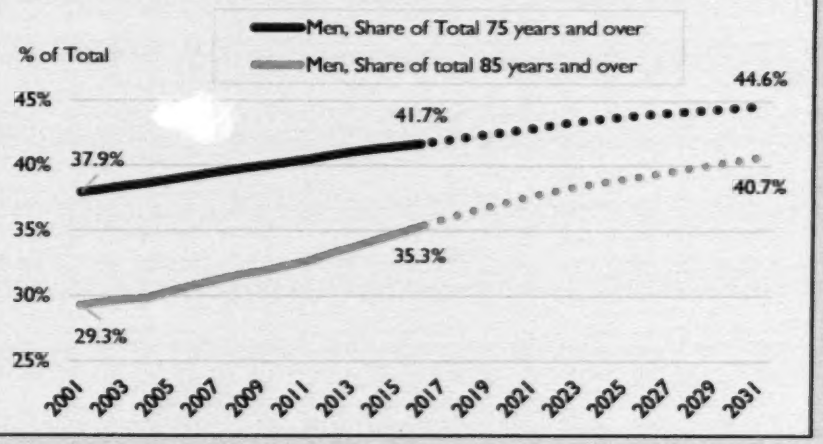
Seniors' Demographic Trends and Their Impacts on Seniors' Housing Demand

Men have seen their average life expectancy grow faster than women and as such, are accounting for a growing share of the population aged 75 years and over as well as 85 years and over in Ontario (Figure 2). During 2011-2016, men captured almost half, 49.7%, of the total increase in the population aged 75 years and over in Ontario, and 46.1% of the increase in the population aged 85 years and over.

This demographic trend reduced the likelihood of seniors living alone. According to census data, one-person households accounted for 45.8% of total households aged 75 years and over in 2016, down from 47.3% in 2011. Furthermore, the gains in life expectancy led to seniors delaying their entry into the residential care market thanks to their improved health.

Figure 2

Men Account for a Growing Share of Total Seniors in Ontario



Source: Statistics Canada, Table 051-0062 Estimates of Population by Census Division
Ontario Ministry of Finance, Ontario Population Projections Update, 2016-2041

The growth in demand for seniors' housing has been driven by older seniors aged 85 years and over. From 2011 to 2016, this age group captured all the growth in demand for seniors' residences, excluding residences that only provide extended health care services, such as long-term care homes (Table 1). Also, men were less inclined to live in seniors' housing compared to women in Ontario, although the gaps have been closing[1].

[1] Statistics Canada, Type of Collective Dwelling, Age and Sex for the Population in Collective Dwellings of Canada, Provinces and Territories, 2011 and 2016 Census

Spotlight on... (con't)

Table 1
Seniors' Population and Seniors Living in Residences for Seniors[2] and Facilities That are a Mix of Both a Nursing Home and a Residence for Seniors[3] in Ontario during 2011-2016 by Age

	75-84 years old			85 years and over		
	Both Sexes	**Male**	**Female**	**Both Sexes**	**Male**	**Female**
Population in 2011	628,006	273,676	354,330	246,442	80,389	166,053
Population in 2016	695,863	309,641	386,222	308,018	108,759	199,259
Change in Population	**67,857**	**35,965**	**31,892**	**61,576**	**28,370**	**33,206**
Residents in 2011*	20,715	6,070	14,645	30,820	7,095	23,720
Residents in 2016	18,055	5,705	12,345	42,490	11,085	31,400
Changes in Residents	**-2,630**	**-875**	**-1,750**	**11,670**	**3,990**	**7,680**
Change in Residents/Change in Population	**-3.9%**	**-2.4%**	**-5.5%**	**19.0%**	**14.1%**	**23.1%**
Residents/Population-2011	3.3%	2.2%	4.1%	12.5%	8.8%	14.3%
Residents/Population-2016	2.6%	1.8%	3.2%	13.8%	10.2%	15.8%

Source: Statistics Canada, Type of Collective Dwelling, Age and Sex for the Population in Collective Dwellings of Canada, Provinces and Territories, 2011 and 2016 Census.

* Total residents living in facilities providing a mix of services of nursing home and residence for seniors in 2011 are estimated.

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[2] Residences for seniors refer to residences that provide support services or assisted living services (meals, laundry, supervision of medication, assistance bathing or dressing, etc.), but no extended healthcare services. Residents are independent in most activities of daily living.

[3] Facilities that are a mix of both a nursing home and a residence for seniors refer to residences that provided extended health care services to some residents, but only support services or assisted living services to other residents.

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ZONE DESCRIPTIONS - SENIORS' HOUSING SURVEY - OTTAWA CMA	
Ottawa - West	Former municipalities of West Carleton, Goulbourn, Rideau, Kanata, Nepean and western portion of former city of Ottawa bounded by Bronson and Rideau River (east).
Ottawa - Central	Central portion of former city of Ottawa, bounded by Ottawa River (north), Bronson (west), Rideau River (south and east).
Ottawa - East	Former municipalities of Gloucester, Cumberland, Osgoode, Rockliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Toronto GTA	22.7 a	25.3 d	10.8 a	11.8 a	9.3 a	6.9 a	7.9 a	6.6 a	10.1 a	9.4 a
Toronto	22.3 d	**	11.2 a	15.4 a	8.3 a	5.9 a	9.0 b	3.8 a	9.9 a	11.6 a
East York / York City	**	**	19.3 a	44.5 a	**	25.0 a	**	**	21.8 a	40.3 a
Etobicoke	**	**	3.0 d	7.6 c	9.5 c	5.0 c	**	**	7.1 c	6.0 b
North York	**	**	8.4 a	11.0 a	6.2 b	6.3 b	6.1 c	3.8 d	7.2 a	8.6 a
Scarborough	**	**	6.3 c	13.5 d	7.7 c	**	**	**	7.0 b	17.4 d
Former City of Toronto	**	**	14.9 a	11.6 a	8.0 a	5.0 a	5.6 d	2.0 a	10.7 a	7.6 a
Durham	**	**	7.6 b	6.7 b	9.3 a	2.9 b	5.7 c	8.6 c	8.5 a	5.4 b
Halton	**	**	10.5 a	9.8 a	9.8 a	9.6 a	7.3 b	7.4 a	10.5 a	9.3 a
Peel	**	24.1 d	16.3 a	13.2 a	10.8 a	11.0 a	7.1 b	8.5 b	12.9 a	11.9 a
York	**	**	8.3 a	8.6 a	9.5 a	4.4 b	8.6 b	6.8 c	9.2 a	6.2 a
Central Ontario	19.4 c	15.9 d	9.7 b	9.5 a	10.0 a	6.4 a	10.7 c	9.8 c	10.3 a	8.9 a
Brant	**	0.0 a	9.7 b	6.8 a	7.6 b	7.5 a	**	**	8.3 b	6.6 a
Haldimand-Norfolk	**	**	7.9 b	**	**	**	**	**	8.3 b	7.0 c
Hamilton	8.6 c	**	13.2 a	11.7 a	8.7 b	8.0 b	11.8 d	**	11.8 a	11.0 a
Former City of Hamilton	9.3 c	**	12.1 a	9.8 b	8.2 c	**	**	**	11.3 a	10.7 c
Rest of Hamilton	**	**	14.9 a	15.2 a	9.0 a	8.0 b	**	**	12.3 a	11.4 a
Kawartha Lakes	**	**	7.1 a	12.6 c	**	**	**	**	15.2 a	15.8 d
Muskoka	**	**	17.4 a	11.1 a	12.0 c	5.9 a	**	**	15.8 a	9.7 a
Niagara	**	**	7.4 b	7.4 c	7.2 b	7.5 c	**	**	7.9 a	7.6 b
Niagara Falls	**	**	5.8 b	3.6 c	5.8 a	**	**	**	7.8 a	2.4 b
St. Catharines	**	**	7.8 c	**	**	**	**	**	6.0 c	**
Rest of Niagara	**	**	7.9 b	6.3 b	9.9 b	8.9 c	**	**	8.9 b	7.4 b
Northumberland	**	**	4.0 c	12.3 a	3.4 c	4.7 b	**	3.6 d	3.6 c	8.0 a
Peterborough	**	**	7.1 c	10.7 d	**	5.6 d	**	**	7.2 c	8.6 c
Simcoe	21.6 d	18.6 d	9.4 a	8.5 a	9.6 b	2.6 b	**	**	10.4 a	7.7 a
Barrie	**	**	10.8 c	7.0 a	**	1.8 b	**	**	12.6 c	5.5 a
Rest of Simcoe	**	27.4 d	8.5 b	9.3 b	10.2 c	3.1 c	**	**	9.2 a	8.9 a
Waterloo	19.6 d	19.7 d	9.3 a	10.0 a	17.9 a	7.8 b	15.1 d	11.8 d	13.1 a	10.1 a
Cambridge	**	**	9.5 a	8.9 a	**	**	**	**	10.0 a	8.9 a
Kitchener	**	**	6.9 b	9.2 b	10.5 d	**	**	**	8.7 b	9.8 b
Rest of Waterloo	**	**	13.4 c	11.9 c	24.9 a	9.6 b	17.8 d	13.3 d	19.1 a	11.1 c
Wellington/Dufferin	19.0 d	**	12.5 c	9.0 b	10.0 b	5.5 b	**	**	11.9 a	7.8 b
Guelph	**	**	12.5 c	7.7 c	13.7 c	4.3 d	**	**	12.6 c	6.8 b
Rest of Wellington/Dufferin	29.4 d	**	12.5 a	10.6 c	5.7 b	6.8 b	5.3 d	**	11.0 a	9.0 b
Ottawa	**	18.5 d	13.1 b	18.2 a	11.3 a	13.4 a	10.8 c	9.6 b	12.5 a	16.0 a
Ottawa - Central	**	**	**	32.8 a	**	**	**	**	**	30.2 a
Ottawa - East	**	**	11.2 a	15.0 a	12.0 a	7.3 b	6.8 c	**	11.3 a	11.6 a
Ottawa - West	**	20.0 d	13.0 a	19.1 a	10.2 c	15.0 a	12.5 d	12.6 d	12.1 a	17.4 a

continue

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1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Eastern Ontario	15.7 d	18.0 d	9.4 b	10.5 a	10.1 a	10.6 a	7.2 b	9.2 b	9.9 a	10.9 a
Frontenac	**	**	6.9 c	15.7 a	9.4 b	12.6 a	**	16.4 d	8.2 b	14.2 a
Hastings/Prince Edward	**	**	4.4 c	10.3 c	8.3 b	3.7 d	**	**	5.7 b	9.1 b
Lanark	**	**	7.3 b	5.3 b	10.2 a	**	**	**	9.9 a	7.9 c
Leeds & Grenville	**	5.6 d	9.3 b	9.1 a	**	3.1 c	**	**	10.2 c	8.1 a
Lennox & Addington	**	**	3.8 a	5.7 d	**	**	**	**	4.3 a	5.8 d
Prescott & Russell	**	**	10.9 c	11.3 c	**	**	**	**	10.5 c	11.2 c
Renfrew	**	**	11.9 a	7.8 b	12.2 c	10.4 c	**	**	11.8 a	8.7 a
Stormont, Dundas & Glengarry	**	**	14.7 c	17.7 a	14.0 c	13.8 b	**	**	14.6 a	17.7 a
Southwest Ontario	13.8 d	20.6 c	10.3 a	12.2 a	9.5 a	8.5 a	7.6 b	5.3 b	10.0 a	10.9 a
Bruce	**	**	9.7 b	3.8 d	13.1 c	10.3 d	**	**	10.7 c	6.1 c
Elgin	**	**	11.3 a	6.3 c	**	**	**	**	17.1 a	8.1 b
Essex	2.4 d	**	12.4 a	11.4 c	9.1 a	9.9 a	9.2 b	6.3 c	10.3 a	10.5 a
Windsor	**	**	14.9 a	16.0 d	13.6 a	8.3 c	**	**	13.5 a	11.4 c
Leamington/Kingsville	**	**	7.5 b	5.9 c	**	**	**	**	7.1 a	9.3 b
Rest of Essex	5.5 a	**	10.6 a	**	**	10.0 c	**	**	6.6 a	9.7 a
Grey	**	**	5.0 c	7.7 a	2.4 c	10.7 a	**	**	4.2 c	8.9 a
Huron	**	**	25.7 d	**	**	**	**	**	**	24.7 d
Chatham-Kent	**	**	8.0 b	15.8 a	14.1 d	7.0 b	**	**	9.7 b	15.5 a
Lambton	**	**	6.9 b	5.1 b	**	4.0 c	**	**	5.1 b	4.3 b
Middlesex	**	**	11.2 a	12.6 a	8.0 a	7.2 a	8.2 b	3.9 c	9.4 a	9.1 a
Oxford	**	**	6.7 b	19.0 a	10.9 c	8.4 a	**	**	9.0 b	15.4 a
Perth	18.5 d	**	8.7 a	**	**	**	**	**	8.5 a	9.9 c
Northern Ontario	17.0 d	**	9.1 a	8.2 a	9.6 a	10.0 a	28.0 a	**	10.3 a	8.6 a
Algoma/Thunder Bay	**	11.1 a	9.7 b	11.0 a	10.0 c	15.4 a	**	**	9.6 a	12.6 a
Greater Sudbury	**	**	**	**	1.2 a	**	**	**	2.1 a	**
Rest of Northern Ontario	**	**	14.3 a	10.8 c	18.4 a	**	50.0 a	**	18.5 a	10.2 c
Ontario	18.5 a	19.5 a	10.4 a	11.6 a	9.7 a	8.1 a	9.5 a	7.3 a	10.4 a	10.4 a

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)

Ontario

Centre	$2,500 or Less		$2,500 - $2,999		$3,000 - $3,499		$3,500 - $3,999		$4,000 or More		Total Spaces Where Rents are Known	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Toronto GTA	20.4	19.0	14.1	19.6	10.3	10.7	9.9	12.3	8.5	5.9	10.1	9.4
Toronto	20.6	15.3	13.3	22.5	9.6	12.0	5.3	17.7	8.0	5.8	9.9	11.6
East York / York City	55.5	35.7	**	**	**	**	**	**	13.9	32.3	21.8	40.3
Etobicoke	**	**	**	**	**	**	**	**	**	4.6	7.1	6.0
North York	**	**	**	**	13.3	12.0	4.4	16.3	6.8	5.8	7.2	8.6
Scarborough	**	**	**	26.0	8.7	**	**	**	5.7	**	7.0	17.4
Former City of Toronto	14.4	9.2	21.4	19.4	11.0	10.5	12.2	9.6	7.5	3.4	10.7	7.6
Durham	13.1	**	0.7	**	12.2	8.0	8.2	0.9	7.6	3.5	8.5	5.4
Halton	**	**	12.3	**	4.0	4.1	13.6	16.0	9.6	8.7	10.3	9.3
Peel	**	23.5	27.3	24.5	16.6	15.5	12.9	12.3	8.3	5.1	12.9	11.9
York	**	**	4.1	**	8.7	12.7	10.6	4.8	8.7	5.0	9.2	6.2
Central Ontario	14.8	12.1	9.2	8.6	7.4	8.8	10.2	7.7	10.6	7.4	10.3	8.9
Brant	8.1	2.0	8.0	16.4	10.8	6.7	**	5.3	**	9.8	8.3	6.6
Haldimand-Norfolk	**	**	7.2	**	**	**	**	**	**	**	8.3	7.0
Hamilton	16.3	18.2	14.7	7.6	6.9	13.3	13.1	13.8	7.6	7.0	11.8	11.0
Former City of Hamilton	15.4	19.3	14.0	6.5	4.5	12.8	9.8	**	**	5.3	11.3	10.7
Rest of Hamilton	18.4	14.1	17.9	12.6	10.1	13.8	14.4	13.8	7.7	7.8	12.3	11.4
Kawartha Lakes	**	**	4.2	**	**	**	**	**	**	**	15.2	15.8
Muskoka	**	**	**	**	**	**	22.8	**	**	**	15.8	9.7
Niagara	13.6	**	7.4	8.5	3.5	4.2	7.2	2.5	4.8	**	7.9	7.6
Niagara Falls	13.4	**	3.1	3.4	6.0	**	**	**	**	**	7.8	2.4
St. Catharines	**	**	**	**	**	**	**	**	**	**	6.0	**
Rest of Niagara	13.7	4.3	6.6	13.2	2.3	4.8	**	5.2	**	8.9	8.9	7.4
Northumberland	5.6	9.5	2.9	8.1	**	10.5	2.1	1.8	**	3.4	3.6	8.0
Peterborough	**	**	**	**	**	**	**	**	**	**	7.2	8.6
Simcoe	15.5	17.3	8.6	9.1	8.0	6.5	9.9	3.8	9.6	3.8	10.4	7.7
Barrie	**	**	11.9	17.3	5.7	3.4	**	2.9	**	1.4	12.6	5.5
Rest of Simcoe	9.5	19.5	7.1	6.5	11.6	8.8	7.4	4.6	10.8	5.6	9.2	8.9
Waterloo	13.5	16.8	11.1	14.2	12.7	7.5	11.3	6.5	16.1	8.2	13.1	10.1
Cambridge	**	**	**	8.9	9.5	8.3	**	5.3	**	**	10.0	8.9
Kitchener	10.9	16.6	7.4	13.3	6.1	6.7	**	**	5.9	6.8	8.7	9.8
Rest of Waterloo	**	**	23.7	18.4	23.8	**	9.2	7.8	23.7	10.8	19.1	11.1
Wellington/Dufferin	20.6	15.8	9.6	7.8	4.6	4.7	9.3	10.2	12.7	3.5	11.9	7.8
Guelph	**	**	13.4	**	**	**	11.7	11.4	18.0	2.2	12.6	6.8
Rest of Wellington/Dufferin	27.1	17.1	5.6	3.0	**	**	1.6	8.7	6.2	5.4	11.0	9.0
Ottawa	11.1	16.9	9.5	17.3	13.2	16.6	12.1	19.1	13.7	13.8	12.5	16.0
Ottawa - Central	**	**	**	**	**	**	**	**	**	**	**	30.2
Ottawa - East	7.1	14.0	8.5	22.4	14.0	11.2	6.1	12.9	14.3	6.3	11.3	11.6
Ottawa - West	8.5	17.2	10.5	13.2	12.7	21.8	12.5	20.3	12.9	15.4	12.1	17.4

continue

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1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,500 or Less		$2,500 - $2,999		$3,000 - $3,499		$3,500 - $3,999		$4,000 or More		Total Spaces Where Rents are Known	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Eastern Ontario	11.1	13.3	10.2	11.9	5.8	8.6	9.3	10.2	11.2	6.8	9.9	10.9
Frontenac	**	**	**	**	5.3	19.3	10.6	15.7	8.9	6.0	8.2	14.2
Hastings/Prince Edward	3.4	12.0	4.3	12.3	2.1	4.4	1.0	**	13.6	**	5.7	9.1
Lanark	16.9	**	10.1	**	**	**	**	**	13.2	**	9.9	7.9
Leeds & Grenville	9.9	8.0	**	3.3	**	**	15.0	9.0	**	14.7	10.2	8.1
Lennox & Addington	**	**	0.0	**	**	**	**	**	**	**	4.3	5.8
Prescott & Russell	8.8	12.4	**	**	**	**	**	**	**	**	10.5	11.2
Renfrew	13.1	10.0	14.9	9.5	4.3	0.8	12.2	**	**	**	11.8	8.7
Stormont, Dundas & Glengarry	17.8	19.4	7.9	14.0	14.8	22.2	**	16.3	**	**	14.6	17.7
Southwest Ontario	9.4	17.5	11.0	11.5	13.0	10.2	10.2	8.8	5.3	6.2	10.0	10.9
Bruce	8.9	**	11.2	3.5	**	**	**	**	**	**	10.7	6.1
Elgin	**	8.3	**	**	**	**	**	**	**	**	17.1	8.1
Essex	9.4	16.7	16.4	13.8	9.6	9.4	9.6	9.5	5.1	5.9	10.3	10.5
Windsor	11.0	19.4	18.1	**	18.7	8.6	9.1	**	11.2	**	13.5	11.4
Leamington/Kingsville	**	**	9.4	**	**	**	**	**	**	**	7.1	9.3
Rest of Essex	4.3	**	**	**	3.3	**	**	**	**	**	6.6	9.7
Grey	8.0	6.9	3.3	10.0	5.6	11.4	2.7	4.6	**	**	4.2	8.9
Huron	**	**	**	**	**	**	**	**	**	**	**	24.7
Chatham-Kent	10.3	26.7	8.0	14.6	**	**	**	**	**	**	9.7	15.5
Lambton	5.3	**	7.2	2.1	4.7	7.2	**	**	**	**	5.1	4.3
Middlesex	3.3	13.6	7.7	4.0	15.1	15.8	11.7	9.0	5.1	4.4	9.4	9.1
Oxford	11.9	**	2.5	13.0	**	3.5	**	**	7.4	**	9.0	15.4
Perth	10.7	**	8.1	**	**	**	**	**	**	**	8.5	9.7
Northern Ontario	6.5	10.8	14.7	7.2	14.4	7.6	11.1	7.8	**	3.6	10.3	8.7
Algoma/Thunder Bay	6.6	15.0	15.5	**	12.2	23.3	**	**	**	**	9.6	13.3
Greater Sudbury	1.7	**	**	**	**	**	**	**	**	**	2.1	**
Rest of Northern Ontario	10.2	12.5	23.3	**	38.2	**	13.9	**	**	**	18.5	10.2
Ontario	12.4	14.1	10.8	12.0	9.8	10.5	10.3	11.0	9.5	7.3	10.4	10.4

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1]
Ontario

Centre	Vacancy Rate		Average Rent	
	2017	2018	2017	2018
Toronto GTA	6.7 b	6.0 b	5,350 a	5,172 a
Toronto	5.0 b	4.8 b	5,696 a	5,485 a
Durham	**	4.5 c	**	4,737 a
Halton/Peel	9.0 b	9.5 a	5,039 a	4,909 a
York	8.8 b	4.8 c	5,351 a	5,145 a
Central Ontario	8.7 b	4.0 c	4,283 a	4,397 a
Hamilton	**	**	**	**
Ottawa	12.0 c	9.1 b	5,127 a	4,719 a
Eastern Ontario	5.1 c	**	4,242 a	4,467 a
Southwest Ontario	5.8 c	4.8 c	3,383 a	3,477 a
Northern Ontario	**	**	**	**
Ontario	8.2 b	5.8 b	4,767 a	4,653 a

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

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1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2017	2018				
Toronto GTA	**18,887**	**9.9** a	**9.1** a	**172**	**18,617** a	**458,714**	**4.1**
Toronto	6,842	9.7 a	11.0 a	59	6,445 b	217,272	3.0
East York / York City	727	22.6 a	27.5 a	5	562 a		
Etobicoke	971	6.4 c	5.7 b	9	**		
North York	1,813	6.9 a	8.0 a	15	1,801 b		
Scarborough	1,006	6.9 b	17.9 d	9	**		
Former City of Toronto	2,325	9.9 a	7.3 a	21	2,245 a		
Durham	2,387	8.2 a	5.4 a	24	2,483 b	42,458	5.8
Halton	2,758	10.5 a	9.0 a	27	2,771 a	40,409	6.9
Peel	3,179	12.6 a	11.7 a	29	3,064 b	82,005	3.7
York	3,721	9.1 a	6.0 a	33	3,853 b	76,570	5.0
Central Ontario	**16,488**	**10.3** a	**8.4** a	**218**	**16,218** a	**255,279**	**6.4**
Brant	843	8.3 b	5.9 a	11	824 a	11,206	7.4
Haldimand-Norfolk	486	8.5 b	6.8 c	11	**	10,467	**
Hamilton	2,206	11.4 a	10.6 a	31	2,097 c	44,979	4.7
Former City of Hamilton	1,252	11.0 a	10.5 c	16	1,185 c		
Rest of Hamilton	954	12.1 a	10.7 a	15	**		
Kawartha Lakes	444	15.2 a	15.4 d	6	402 c	8,940	4.5
Muskoka	531	14.5 a	8.8 a	8	529 c	7,343	7.2
Haliburton	-	-	-	-	-	2,668	
Niagara	2,699	8.4 a	6.9 b	31	**	46,107	**
Niagara Falls	685	8.0 a	2.2 b	8	703 c		
St. Catharines	784	7.7 b	**	7	**		
Rest of Niagara	1,230	9.0 b	7.0 b	16	1,231 d		
Northumberland	815	3.7 b	7.8 a	14	810 b	10,670	7.6
Peterborough	1,135	6.8 c	8.7 c	11	**	14,985	**
Simcoe	2,768	10.5 a	7.7 a	38	2,737 b	40,943	6.7
Barrie	1,023	12.1 a	4.8 a	11	1,038 c		
Rest of Simcoe	1,745	9.7 a	9.4 a	27	1,699 c		
Waterloo	2,648	13.0 a	9.6 a	32	2,563 b	36,362	7.0
Cambridge	553	9.8 a	8.3 a	8	552 a		
Kitchener	1,123	8.8 b	9.1 b	12	1,067 c		
Rest of Waterloo	972	19.0 a	10.9 c	12	944 d		
Wellington/Dufferin	1,913	11.6 a	7.3 b	25	1,943 c	20,609	9.4
Guelph	1,068	12.3 a	6.1 b	10	1,094 c		
Rest of Wellington/Dufferin	845	10.7 a	8.7 b	15	**		
Ottawa	**7,618**	**12.2** a	**14.8** a	**70**	**6,954** a	**66,771**	**10.4**
Ottawa - Central	588	**	26.7 a	5	456 a		
Ottawa - East	2,907	10.5 a	11.0 a	29	2,773 a		
Ottawa - West	4,123	12.5 a	15.8 a	36	3,726 b		

continue

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1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2017	2018				
Eastern Ontario	**6,134**	**9.6** b	**10.2** b	**94**	**5,840** b	**81,199**	**7.2**
Frontenac	817	8.1 b	13.3 b	11	767 c	13,941	5.5
Hastings/Prince Edward	951	5.9 b	8.9 b	15	**	16,939	**
Lanark	690	9.5 b	7.2 c	10	**	6,770	**
Leeds & Grenville	519	9.5 b	7.8 b	10	500 b	10,425	4.8
Lennox & Addington	232	3.1 b	5.0 c	5	**	4,085	**
Prescott & Russell	1,203	10.1 c	9.6 b	19	1,131 c	6,762	16.7
Renfrew	895	11.8 b	8.5 b	12	873 b	10,445	8.4
Stormont, Dundas & Glengarry	827	14.4 b	16.7 b	12	739 b	11,832	6.2
Southwest Ontario	**9,226**	**10.3** b	**10.3** b	**130**	**8,918** b	**141,394**	**6.3**
Bruce	454	9.7 b	5.1 c	10	**	7,250	**
Elgin	243	16.7 b	6.7 b	5	**	7,170	**
Essex	2,292	10.2 b	10.0 b	26	2,241 c	33,008	6.8
Windsor	1,178	13.2 b	10.8 c	11	**		
Leamington/Kingsville	393	7.0 b	9.4 b	6	389 c		
Rest of Essex	721	7.3 b	9.1 b	9	727 c		
Grey	730	5.9 b	8.9 b	12	710 c	10,739	6.6
Huron	380	**	24.6 d	9	**	6,408	**
Chatham-Kent	859	9.6 b	13.9 b	14	763 c	10,055	7.6
Lambton	675	5.1 b	4.1 b	11	690 c	12,965	5.3
Middlesex	2,044	9.6 b	8.9 b	21	2,090 c	36,773	5.7
Oxford	967	11.7 b	14.7 b	12	902 c	10,074	9.0
Perth	582	8.5 b	8.8 c	10	**	6,952	**
Northern Ontario	**2,810**	**10.2** b	**8.4** b	**37**	**2,804** b	**70,823**	**4.0**
Algoma/Thunder Bay	1,113	9.4 b	12.1 b	13	1,081 c	25,554	4.2
Greater Sudbury	832	2.1 b	**	11	**	13,799	**
Rest of Northern Ontario	865	18.4 b	10.1 c	13	**	31,470	**
Ontario	**61,163**	**10.3** b	**9.9** b	**721**	**59,351** b	**1,074,180**	**5.5**

[1] Source: Statistics Canada estimates, 2011, and Ontario Ministry of Finance projections released Fall 2014. Reference scenario projection July 1, 2016.

[2] Data may not add due to rounding

[3] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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2.1 Universe of Total Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom +	Total
Toronto GTA	**612**	**8,088**	**8,681**	**1,506**	**18,887**
Toronto	315	3,343	2,773	411	6,842
Durham	52	1,072	1,114	149	2,387
Halton	32	966	1,430	330	2,758
Peel	151	1,201	1,555	272	3,179
York	62	1,506	1,809	344	3,721
Central Ontario	**999**	**9,906**	**4,943**	**640**	**16,488**
Brant	81	511	233	18	843
Haldimand-Norfolk	4	440	35	7	486
Hamilton	136	1,435	558	77	2,206
Kawartha Lakes	24	231	168	21	444
Muskoka	-	397	134	-	531
Niagara	98	1,753	757	91	2,699
Northumberland	52	380	353	30	815
Peterborough	10	717	357	51	1,135
Simcoe	241	1,612	787	128	2,768
Waterloo	148	1,467	856	177	2,648
Wellington/Dufferin	205	963	705	40	1,913
Ottawa	**196**	**4,564**	**2,476**	**382**	**7,618**
Ottawa - Central	50	313	214	11	588
Ottawa - East	40	1,769	992	106	2,907
Ottawa - West	106	2,482	1,270	265	4,123
Eastern Ontario	**349**	**4,066**	**1,562**	**157**	**6,134**
Frontenac	12	232	512	61	817
Hastings/Prince Edward	78	605	252	16	951
Lanark	30	397	234	29	690
Leeds & Grenville	18	419	78	4	519
Lennox & Addington	4	190	32	6	232
Prescott & Russell	2	1,121	80	-	1,203
Renfrew	82	591	185	37	895
Stormont, Dundas & Glengarry	123	511	189	4	827
Southwest Ontario	**522**	**5,105**	**3,177**	**422**	**9,226**
Bruce	-	310	137	7	454
Elgin	32	179	29	3	243
Essex	230	1,128	835	99	2,292
Grey	2	521	190	17	730
Huron	22	241	104	13	380
Chatham-Kent	62	617	180	-	859
Lambton	42	370	235	28	675
Middlesex	4	860	983	197	2,044
Oxford	64	527	348	28	967
Perth	64	352	136	30	582

continue

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2.1 Universe of Total Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom +	Total
Northern Ontario	**34**	**1,573**	**1,068**	**135**	**2,810**
Algoma/Thunder Bay	18	528	522	45	1,113
Greater Sudbury	8	481	322	21	832
Rest of Northern Ontario	8	564	224	69	865
Ontario	**2,712**	**33,302**	**21,907**	**3,242**	**61,163**

2.2 Universe by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom +	Total
Total	**2,712**	**33,302**	**21,907**	**3,242**	**61,163**
Standard Spaces	1,834	22,847	16,767	2,535	43,983
Heavy Care Spaces	93	3,253	816	100	4,262
Other[1]	222	656	83	2	963
Unknown Spaces	563	6,546	4,241	605	11,955

[1] 'Other' consists of non-market units and respite units.

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2.3 Universe of Standard Spaces by Rent Range($)
Ontario

Centre	$2,500 or Less	$2,500 - $2,999	$3,000 - $3,499	$3,500 - $3,999	$4,000 or More
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Toronto GTA	5.9	7.4	14.3	17.2	55.3
Toronto	7.3	14.5	11.3	16.8	50.2
East York / York City	21.9	19.0	7.6	21.7	29.8
Etobicoke	4.3	4.9	0.1	9.6	81.1
North York	4.6	3.8	8.3	24.4	58.9
Scarborough	3.8	48.7	18.0	18.0	11.5
Former City of Toronto	9.1	11.0	16.5	12.4	51.1
Durham	4.3	4.2	31.7	12.7	47.1
Halton	0.1	2.3	9.0	15.5	73.2
Peel	15.4	4.4	11.6	25.8	42.8
York	0.5	2.9	14.7	14.9	66.9
Central Ontario	18.9	20.9	19.9	15.4	24.9
Brant	22.1	9.9	46.5	14.0	7.5
Haldimand-Norfolk	60.1	16.9	**	4.9	**
Hamilton	16.9	30.0	14.2	15.3	23.6
Former City of Hamilton	23.6	44.0	12.3	7.7	12.4
Rest of Hamilton	8.2	12.2	16.7	25.0	37.9
Kawartha Lakes	29.0	22.6	21.6	12.3	14.5
Muskoka	14.2	27.1	14.0	14.0	30.7
Niagara	23.7	23.9	16.7	9.3	26.4
Niagara Falls	26.6	32.7	13.4	19.1	8.1
St. Catharines	**	**	**	**	**
Rest of Niagara	22.9	24.9	27.9	9.4	15.0
Northumberland	32.6	16.6	27.1	7.7	16.0
Peterborough	3.0	21.7	28.3	14.9	**
Simcoe	16.7	20.2	19.2	13.5	30.5
Barrie	12.7	13.5	21.8	17.1	34.9
Rest of Simcoe	19.1	24.1	17.6	11.3	28.0
Waterloo	13.5	20.9	21.4	21.0	23.2
Cambridge	9.1	24.3	18.3	20.4	27.8
Kitchener	20.4	20.5	31.2	8.6	19.2
Rest of Waterloo	7.9	19.6	12.2	35.0	25.3
Wellington/Dufferin	15.1	11.8	13.0	27.1	33.0
Guelph	8.0	9.0	16.2	29.4	37.4
Rest of Wellington/Dufferin	23.1	15.1	9.3	24.5	28.0
Ottawa	11.8	12.1	22.2	15.2	38.6
Ottawa - Central	14.3	1.9	4.0	17.2	62.6
Ottawa - East	8.9	14.1	29.7	13.6	33.7
Ottawa - West	13.6	12.1	19.2	16.2	39.0

continue

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2.3 Universe of Standard Spaces by Rent Range($)
Ontario

Centre	$2,500 or Less	$2,500 - $2,999	$3,000 - $3,499	$3,500 - $3,999	$4,000 or More
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Eastern Ontario	**36.4**	**19.5**	**15.0**	**14.3**	**14.8**
Frontenac	4.7	2.8	22.1	27.1	43.3
Hastings/Prince Edward	30.1	34.2	16.5	10.3	8.9
Lanark	21.1	16.5	0.5	30.5	31.5
Leeds & Grenville	26.7	6.4	20.5	19.0	27.5
Lennox & Addington	18.7	**	**	12.2	7.9
Prescott & Russell	82.4	7.7	8.0	0.3	1.7
Renfrew	32.5	38.2	17.1	6.8	5.5
Stormont, Dundas & Glengarry	42.1	24.3	13.5	18.3	1.8
Southwest Ontario	**17.5**	**29.1**	**20.2**	**13.4**	**19.9**
Bruce	17.5	48.5	11.4	21.2	1.3
Elgin	55.8	11.6	15.7	**	16.9
Essex	16.0	17.8	22.4	17.8	26.0
Windsor	17.9	15.1	24.9	21.1	21.0
Leamington/Kingsville	20.3	41.2	24.9	12.3	1.3
Rest of Essex	10.6	9.2	17.1	15.6	47.6
Grey	11.6	51.7	11.3	17.6	7.9
Huron	16.5	53.8	24.7	2.5	2.5
Chatham-Kent	22.5	59.8	9.3	5.9	2.6
Lambton	12.3	24.7	38.4	15.6	9.0
Middlesex	11.7	14.9	25.2	17.2	31.0
Oxford	20.3	20.9	19.2	5.3	34.2
Perth	**	53.8	1.2	4.9	**
Northern Ontario	**47.9**	**12.6**	**19.6**	**9.4**	**10.5**
Algoma/Thunder Bay	50.9	7.2	8.8	13.5	19.7
Greater Sudbury	**	**	**	**	**
Rest of Northern Ontario	56.8	12.7	20.0	7.8	2.7
Ontario	**17.1**	**16.5**	**18.0**	**15.2**	**33.2**

[1] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size
Ontario

Centre	Meals				On-Site Medical Services	On-Site Nursing Services[2]	24-Hour Call Bell	Pharmacy
	Optional	# of Meals Included in Rent						
		1	2	3				
Toronto GTA	**0.7**	**0.7**	**10.3**	**88.4**	**76.9**	**69.1 a**	**96.0**	**12.9**
10 - 49	0.0	0.0	0.0	100.0	**	**	**	0.0
50 - 89	0.0	0.0	4.0	96.0	78.1	56.4 a	98.1	3.8
90 or more	1.2	1.1	**	82.2	79.9	80.2 a	100.0	20.1
Central Ontario	**0.5**	**0.5**	**1.1**	**97.9**	**67.9**	**59.1 a**	**93.1**	**8.3**
10 - 49	**	0.0	**	96.3	**	**	82.0	12.5
50 - 89	0.0	1.2	0.0	98.8	64.6	67.2 a	97.5	**
90 or more	0.0	0.0	**	98.2	80.7	**	98.3	**
Ottawa	**0.0**	**0.0**	**3.5**	**96.5**	**71.3**	**67.9 a**	**100.0**	**
10 - 49	**	**	**	100.0	**	**	100.0	**
50 - 89	**	**	**	94.6	**	**	100.0	**
90 or more	0.0	0.0	**	97.0	82.3	79.7 a	100.0	**
Eastern Ontario	**0.0**	**1.2**	**1.2**	**97.7**	**66.7**	**55.1 a**	**87.2**	**8.9**
10 - 49	0.0	0.0	0.0	100.0	**	**	72.4	**
50 - 89	0.0	2.7	0.0	97.3	**	**	94.6	5.8
90 or more	**	**	**	93.8	93.8	**	100.0	**
Southwest Ontario	**0.9**	**1.8**	**1.9**	**95.4**	**75.1**	**65.6 a**	**97.3**	**10.1**
10 - 49	0.0	**	0.0	97.8	71.5	73.4 a	95.4	**
50 - 89	0.0	0.0	0.0	100.0	78.3	**	100.0	**
90 or more	**	**	**	88.2	76.8	**	97.1	11.0
Northern Ontario	**	**0.0**	**2.7**	**90.3**	**	**	**83.0**	**
10 - 49	**	**	**	100.0	**	**	**	**
50 - 89	**	**	**	92.4	**	**	**	**
90 or more	10.4	**	10.4	79.1	89.6	79.1 a	100.0	**
Ontario	**0.8**	**0.8**	**3.8**	**94.6**	**71.6**	**63.4 a**	**93.9**	**9.8**
10 - 49	0.6	0.6	0.7	98.1	60.2	57.6 a	82.6	7.0
50 - 89	0.6	0.8	1.3	97.3	69.7	63.3 a	96.5	6.4
90 or more	1.2	0.8	8.2	89.7	81.2	67.3 a	99.2	14.9

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] On-site nursing services include RN, RPN or LPN.

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2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size
Ontario

Centre	Transport-ation Services	Swimming Pool	Hot Tub/Spa	Movie Theatre	Exercise Facilities	Internet
Toronto GTA	**74.8** a	**20.5** c	**44.7** a	**56.1** a	**65.7** a	**89.4** a
10 - 49	**	0.0 c	0.0 c	**	**	82.2 a
50 - 89	75.2 a	5.9 b	27.5 d	**	**	85.7 a
90 or more	82.9 a	**	62.1 a	78.3 a	82.3 a	92.7 a
Central Ontario	**55.7** a	**	**23.1** d	**	**45.9** a	**79.8** a
10 - 49	**	**	5.4 d	3.5 d	**	67.7 a
50 - 89	**	2.8 c	**	**	**	81.4 a
90 or more	81.3 a	**	**	**	82.5 a	89.6 a
Ottawa	**84.2** a	**	**	**63.9** a	**73.2** a	**80.4** a
10 - 49	**	**	**	**	**	**
50 - 89	**	**	**	**	**	**
90 or more	93.7 a	**	**	87.8 a	93.7 a	84.6 a
Eastern Ontario	**51.6** a	**	**13.7** d	**26.4** d	**	**84.1** a
10 - 49	**	0.0 c	**	3.1 d	**	83.3 a
50 - 89	**	2.5 c	10.6 d	**	**	83.3 a
90 or more	86.7 a	**	**	75.3 a	**	87.7 a
Southwest Ontario	**59.5** a	**12.1** d	**28.5** d	**29.2** d	**	**88.3** a
10 - 49	**	2.1 d	**	**	**	83.0 a
50 - 89	**	**	**	**	**	89.0 a
90 or more	84.4 a	**	**	63.1 a	70.7 a	94.6 a
Northern Ontario	**	**	**11.8** d	**	**	**83.4** a
10 - 49	**	**	**	**	**	100.0 a
50 - 89	**	**	**	**	**	**
90 or more	**	**	10.4 d	68.7 a	89.6 a	89.6 a
Ontario	**62.6** a	**12.5** d	**29.3** a	**39.8** a	**49.5** a	**84.4** a
10 - 49	34.0 a	3.1 d	5.3 d	5.9 d	18.6 d	78.1 a
50 - 89	60.6 a	4.0 d	21.4 d	28.7 d	37.5 a	82.4 a
90 or more	83.7 a	26.9 d	53.2 a	73.4 a	82.0 a	90.6 a

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

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3.1 Average Rent ($) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Toronto GTA	2,492	2,605	3,475	3,535	4,561	4,664	5,772	6,179	4,159	4,283
Toronto	1,919	2,487	3,325	3,367	4,746	5,031	6,331	7,290	4,120	4,282
East York / York City	**	**	3,632	3,519	**	4,174	**	**	3,733	3,576
Etobicoke	**	**	3,361	3,892	4,868	5,206	**	7,345	4,599	5,005
North York	**	**	3,697	3,616	4,649	5,030	6,749	7,137	4,451	4,518
Scarborough	**	**	2,978	3,227	3,687	**	**	**	3,222	3,205
Former City of Toronto	**	**	3,003	2,948	5,122	5,197	6,848	7,959	4,237	4,406
Durham	**	**	3,263	3,325	4,259	4,500	5,161	5,276	3,835	3,901
Halton	**	**	3,797	3,917	4,626	4,927	5,881	6,379	4,399	4,798
Peel	**	2,655	3,521	3,619	4,335	3,912	5,016	5,199	4,022	3,909
York	**	**	3,718	3,786	4,563	4,693	5,956	5,788	4,373	4,464
Central Ontario	1,801	1,859	2,904	2,924	3,920	4,180	4,565	5,253	3,216	3,368
Brant	1,685	1,774	2,855	2,935	3,267	3,494	**	**	2,944	3,027
Haldimand-Norfolk	**	**	2,443	2,537	**	**	**	**	2,452	2,533
Hamilton	1,759	1,729	2,938	2,874	4,220	4,444	4,987	5,418	3,191	3,287
Former City of Hamilton	1,751	**	2,804	2,708	4,065	4,305	4,710	**	2,921	2,901
Rest of Hamilton	**	**	3,154	3,162	4,316	4,512	**	**	3,562	3,782
Kawartha Lakes	**	**	2,673	2,885	**	4,230	**	**	3,187	3,109
Muskoka	**	**	2,920	3,155	4,125	4,225	**	**	3,276	3,443
Niagara	1,468	**	2,725	2,606	3,497	4,336	4,215	6,138	3,048	3,408
Niagara Falls	**	**	2,513	2,557	3,595	3,627	**	**	2,823	2,897
St. Catharines	**	**	3,000	**	**	**	**	**	3,438	**
Rest of Niagara	**	**	2,646	2,706	3,248	3,658	3,360	**	2,923	3,075
Northumberland	**	**	2,567	2,619	3,598	3,386	4,629	4,516	3,111	3,005
Peterborough	**	**	3,071	2,996	4,227	4,175	**	**	3,341	3,570
Simcoe	1,840	2,040	2,999	3,057	4,111	4,403	5,001	5,738	3,209	3,467
Barrie	**	**	3,234	3,267	**	4,762	**	**	3,103	3,720
Rest of Simcoe	**	2,040	2,859	2,953	3,992	4,195	5,001	**	3,265	3,319
Waterloo	1,801	1,950	3,097	3,168	4,211	4,125	5,003	4,621	3,490	3,474
Cambridge	**	**	3,072	3,155	**	**	**	**	3,509	3,556
Kitchener	1,874	2,028	2,996	3,092	4,216	4,492	**	**	3,104	3,222
Rest of Waterloo	**	**	3,287	3,306	4,144	3,890	5,010	4,544	3,883	3,710
Wellington/Dufferin	1,948	1,846	2,914	3,113	4,026	4,253	3,944	5,003	3,343	3,568
Guelph	**	**	3,108	3,312	4,077	4,274	**	**	3,514	3,703
Rest of Wellington/Dufferin	1,825	**	2,666	2,863	3,965	4,231	2,792	**	3,142	3,415
Ottawa	1,838	1,765	3,469	3,306	4,664	4,792	5,608	5,741	3,948	3,920
Ottawa - Central	**	**	**	4,251	**	**	**	**	**	4,724
Ottawa - East	**	**	3,339	3,199	4,605	4,596	6,233	6,280	3,862	3,846
Ottawa - West	**	1,749	3,527	3,289	4,574	4,769	5,318	5,445	3,961	3,865

continue

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3.1 Average Rent ($) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Eastern Ontario	1,733	1,679	2,600	2,641	3,897	3,977	4,140	5,259	2,943	2,944
Frontenac	**	**	3,400	3,353	3,918	3,998	6,005	5,834	3,825	3,963
Hastings/Prince Edward	**	**	2,723	2,588	3,989	3,749	**	**	3,136	2,781
Lanark	**	**	3,076	3,248	4,225	5,254	**	**	3,517	3,574
Leeds & Grenville	2,022	2,136	3,108	3,146	4,848	4,732	**	**	3,241	3,325
Lennox & Addington	**	**	2,855	3,177	**	**	**	**	2,833	3,086
Prescott & Russell	**	**	2,003	2,052	3,427	3,956	**	**	2,108	2,110
Renfrew	**	**	2,456	2,537	3,630	3,716	**	**	2,642	2,657
Stormont, Dundas & Glengarry	**	**	2,421	2,590	3,483	3,473	**	**	2,529	2,771
Southwest Ontario	1,979	2,006	2,768	2,848	3,635	3,796	4,473	4,530	3,132	3,254
Bruce	**	**	2,485	2,609	3,136	3,428	**	**	2,742	2,926
Elgin	**	**	2,907	2,630	**	**	**	**	3,022	2,796
Essex	1,857	**	2,651	2,756	3,764	3,909	4,955	5,135	3,169	3,418
Windsor	**	**	2,525	2,734	3,682	3,890	**	**	2,983	3,366
Leamington/Kingsville	**	**	2,651	2,522	**	**	**	**	2,860	2,876
Rest of Essex	2,054	**	3,039	**	**	4,107	**	**	3,649	3,799
Grey	**	**	2,661	2,729	3,586	3,534	**	**	2,987	3,005
Huron	**	**	2,819	2,777	**	**	**	**	2,916	2,868
Chatham-Kent	**	**	2,564	2,669	3,169	3,139	**	**	2,622	2,703
Lambton	**	**	2,757	2,892	**	3,503	**	**	2,985	3,139
Middlesex	**	**	3,242	3,353	3,705	3,849	4,349	4,152	3,556	3,675
Oxford	**	**	2,620	2,837	3,813	4,066	4,689	**	3,194	3,304
Perth	2,233	**	2,626	2,680	**	**	**	**	2,753	2,815
Northern Ontario	1,689	1,696	2,453	2,539	3,128	2,983	3,989	4,138	2,759	2,731
Algoma/Thunder Bay	1,551	1,556	2,363	2,319	3,575	3,417	**	**	3,012	2,912
Greater Sudbury	**	**	**	**	2,367	**	**	**	2,523	**
Rest of Northern Ontario	**	**	2,432	2,418	3,036	3,142	3,582	**	2,673	2,562
Ontario	1,950	2,045	3,030	3,037	4,166	4,310	5,169	5,632	3,526	3,618

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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01 Per cent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Toronto GTA	22.6 c	23.6 c	10.5 a	10.6 a	9.2 a	6.8 a	7.8 a	6.4 a	9.9 a	9.1 a
Toronto	21.4 d	27.2 d	11.0 a	13.8 a	7.9 a	5.6 a	8.6 b	3.6 a	9.7 a	11.0 a
East York / York City	**	**	21.0 a	28.4 a	**	20.5 a	**	**	22.6 a	27.5 a
Etobicoke	**	**	3.3 d	7.4 c	8.5 c	4.7 c	**	**	6.4 c	5.7 b
North York	**	**	8.0 a	10.2 a	5.8 b	6.2 b	5.8 c	3.6 d	6.9 a	8.0 a
Scarborough	**	**	6.3 d	14.0 d	7.7 c	**	**	**	6.9 b	17.9 c
Former City of Toronto	**	**	12.2 a	10.6 a	8.0 a	4.8 b	5.4 d	1.7 d	9.9 a	7.3 a
Durham	**	**	7.1 b	6.2 b	9.1 a	3.3 b	5.7 c	7.0 c	8.2 a	5.4 a
Halton	**	**	10.1 a	9.1 a	10.1 a	9.4 a	7.7 b	7.4 a	10.5 a	9.0 a
Peel	**	25.7 c	15.4 a	11.5 a	10.7 a	11.3 a	6.9 b	8.7 b	12.6 a	11.7 a
York	**	**	8.0 a	7.7 a	9.4 a	4.2 b	8.5 b	6.8 b	9.1 a	6.0 a
Central Ontario	17.0 c	13.9 c	9.7 a	8.9 a	10.0 a	6.2 a	10.9 c	9.4 c	10.3 a	8.4 a
Brant	**	0.0 a	9.4 b	5.7 b	7.5 b	7.3 b	**	**	8.3 b	5.9 a
Haldimand-Norfolk	**	**	8.2 b	**	**	**	**	**	8.5 b	6.8 c
Hamilton	7.3 c	**	12.9 a	11.4 a	8.7 b	7.3 b	11.8 c	**	11.4 a	10.6 a
Former City of Hamilton	7.8 c	**	11.8 a	9.9 b	8.5 c	**	**	**	11.0 a	10.5 a
Rest of Hamilton	**	**	14.6 a	14.0 a	8.8 a	7.5 b	**	**	12.1 a	10.7 a
Kawartha Lakes	**	**	7.1 a	12.2 c	**	**	**	**	15.2 a	15.4 c
Muskoka/Haliburton	**	**	15.7 a	9.9 a	11.2 c	5.6 c	**	**	14.5 a	8.8 a
Muskoka	**	**	15.7 a	9.9 a	11.2 c	5.6 c	**	**	14.5 a	8.8 a
Haliburton	**	**	**	**	**	**	**	**	**	**
Niagara	**	**	8.3 b	6.3 c	7.2 b	7.2 c	**	**	8.4 a	6.9 b
Niagara Falls	**	**	6.1 a	3.0 c	5.8 a	**	**	**	8.0 a	2.2 b
St. Catharines	**	**	9.9 b	**	**	**	**	**	7.7 b	**
Rest of Niagara	**	**	8.0 b	5.9 b	9.9 b	8.6 c	**	**	9.0 b	7.0 b
Northumberland	**	**	4.2 c	12.3 a	3.4 c	4.7 b	**	3.6 d	3.7 b	7.8 a
Peterborough	**	**	6.8 d	10.6 c	**	5.8 d	**	**	6.8 c	8.7 a
Simcoe	18.1 d	19.9 d	9.4 a	8.4 a	9.5 b	2.7 b	**	**	10.5 a	7.7 a
Barrie	**	**	10.7 c	6.3 a	**	1.4 a	**	**	12.1 a	4.8 a
Rest of Simcoe	**	**	8.7 a	9.4 a	10.2 c	3.6 c	**	**	9.7 a	9.4 a
Waterloo	17.3 d	17.8 d	9.4 a	9.5 a	18.0 a	7.4 b	15.1 d	11.8 d	13.0 a	9.6 a
Cambridge	**	**	9.2 a	8.0 a	**	**	**	**	9.8 a	8.3 a
Kitchener	13.7 d	**	7.0 b	8.8 b	11.5 d	5.7 d	**	**	8.8 b	9.1 b
Rest of Waterloo	**	**	13.5 c	11.6 c	25.0 a	9.6 b	17.8 d	13.3 d	19.0 a	10.9 c
Wellington/Dufferin	18.1 d	9.5 c	12.1 c	8.6 b	9.9 b	5.3 b	**	**	11.6 a	7.3 b
Guelph	**	**	12.2 c	7.4 c	13.4 c	4.0 d	**	**	12.3 c	6.1 b
Wellington/Dufferin	29.4 d	**	12.1 a	10.0 b	5.6 b	6.8 b	5.3 d	**	10.7 a	8.7 b
Ottawa	12.7 c	17.5 c	13.0 c	16.3 c	10.8 c	12.6 c	10.8 c	9.5 c	12.2 c	14.8 c
Ottawa - Central	**	**	**	26.2 a	**	**	**	**	**	26.7 a
Ottawa - East	**	**	10.5 a	14.2 a	11.1 a	6.6 b	6.8 d	**	10.5 a	11.0 a
Ottawa - West	**	18.9 d	13.8 a	16.5 a	9.9 b	14.6 a	12.5 d	12.6 d	12.5 a	15.8 a

continue

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01 Per cent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom +		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018
Eastern Ontario	15.4 d	16.5 c	9.1 b	9.6 a	10.1 a	10.3 a	7.2 b	9.2 b	9.6 a	10.2 a
Frontenac	**	**	6.9 c	14.5 a	9.3 b	11.8 a	**	16.4 d	8.1 b	13.3 a
Hastings/Prince Edward	**	**	4.4 c	10.1 c	8.9 b	3.7 d	**	**	5.9 b	8.9 b
Lanark	**	**	6.6 b	4.7 c	10.2 a	**	**	**	9.5 a	7.2 c
Leeds & Grenville	**	5.6 d	8.5 b	8.6 a	**	3.1 c	**	**	9.5 b	7.8 a
Lennox & Addington	**	**	2.7 a	4.9 c	**	**	**	**	3.1 a	5.0 d
Prescott & Russell	**	**	10.4 c	9.7 b	**	**	**	**	10.1 c	9.6 b
Renfrew	**	**	11.8 a	7.6 b	12.2 c	10.4 c	**	**	11.8 a	8.5 a
Stormont, Dundas & Glengarry	**	**	14.5 c	17.2 a	14.0 d	13.8 a	**	**	14.4 a	16.7 a
Southwest Ontario	12.7 d	19.7 d	10.7 b	11.2 a	9.6 a	8.4 a	7.5 b	4.9 b	10.3 a	10.3 a
Bruce	**	**	8.3 b	3.0 d	13.1 c	10.0 c	**	**	9.7 b	5.1 c
Elgin	**	**	10.9 a	5.2 c	**	**	**	**	16.7 a	6.7 b
Essex	4.1 a	12.9 d	12.0 a	10.5 c	9.7 a	9.7 b	9.2 b	6.3 c	10.2 a	10.0 a
Windsor	**	**	14.3 a	14.5 c	13.6 a	8.0 c	**	**	13.2 a	10.8 c
Leamington/Kingsville	**	**	7.7 a	6.6 c	**	**	**	**	7.0 a	9.4 b
Rest of Essex	5.8 a	**	10.2 a	4.7 c	**	10.0 c	**	**	7.3 a	9.1 a
Grey	**	**	6.7 b	8.1 a	2.3 c	10.0 a	**	**	5.9 b	8.9 a
Huron	**	**	25.3 d	**	**	**	**	**	**	24.6 d
Chatham-Kent	**	**	8.3 b	13.5 a	14.0 d	7.4 b	**	**	9.6 b	13.9 a
Lambton	**	**	6.8 b	4.7 b	**	4.0 c	**	**	5.1 b	4.1 b
Middlesex	**	**	11.6 a	12.5 a	8.0 a	7.1 a	8.2 b	3.3 c	9.6 a	8.9 a
Oxford	**	**	12.5 a	17.3 a	10.9 c	8.4 a	**	**	11.7 a	14.7 a
Perth	18.5 d	**	8.7 a	**	**	**	**	**	8.5 a	8.8 c
Northern Ontario	15.6 d	**	8.9 a	8.0 a	9.7 a	9.8 a	28.0 a	**	10.2 a	8.4 a
Algoma/Thunder Bay	**	11.1 a	9.2 b	10.6 a	10.3 c	14.8 a	**	**	9.4 a	12.1 a
Greater Sudbury	**	**	**	**	1.2 a	**	**	**	2.1 a	**
Rest of Northern Ontario	**	**	14.3 a	10.7 c	18.2 a	**	50.0 a	**	18.4 a	10.1 c
Ontario	16.5 a	18.0 a	10.4 a	10.7 a	9.7 a	7.9 a	9.5 a	7.1 a	10.3 a	9.9 a

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O2 Universe, Vacancy Rates (%) and Average Standard Space Rents ($) for Centres with less than 50,000 population Selected Ontario Regions

	Central Ontario	Eastern Ontario	Southwestern Ontario	Northern Ontario
Universe				
Standard	2,676	2,647	2,854	493
Heavy Care	245	72	210	-
Other	45	119	106	5
Unknown	560	582	742	153
Total	**3,526**	**3,420**	**3,912**	**651**
Universe				
Semi & Ward	217	148	208	16
Bachelor	2,139	2,557	2,512	441
One-Bedroom	1,079	639	1,092	139
Two-Bedroom	91	76	100	55
Total	**3,526**	**3,420**	**3,912**	**651**
Total Vacancy				
Semi & Ward	17.8 d	17.0 c	18.7 c	**
Bachelor	9.4 a	8.8 a	10.6 a	11.6 c
One-Bedroom	4.8 b	14.3 c	10.3 a	**
Two-Bedroom	10.7 d	**	7.8 c	**
Total	**8.5** a	**9.9** a	**10.9** a	**11.5** c
Standard Vacancy				
Semi & Ward	17.1 d	17.0 c	20.1 c	**
Bachelor	9.6 a	9.5 a	11.6 a	11.7 c
One-Bedroom	4.7 b	14.3 c	10.6 a	**
Two-Bedroom	10.7 d	**	7.8 c	**
Total	**8.4** a	**10.6** a	**11.8** a	**11.6** c
Standard Rent				
Semi & Ward	1,875 a	1,709 a	1,954 a	**
Bachelor	2,837 a	2,568 a	2,710 a	2,198 a
One-Bedroom	3,861 a	4,085 a	3,738 a	2,910 a
Two-Bedroom	5,015 a	**	4,383 a	**
Total	**3,173** a	**2,753** a	**3,005** a	**2,299** a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
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O3 Universe and Per cent Vacant (%) for Total Spaces by Date Residence Opened
Ontario

Centre	Prior to 1990		1990-1999		2000-2009		2010 or Later	
	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant
Toronto GTA	5,728	13.4 a	2,137	11.4 a	6,676	5.9 a	4,346	5.8 a
Central Ontario	4,982	9.7 a	3,452	7.7 a	5,087	6.7 a	2,967	10.1 c
Ottawa	1,340	14.0 a	1,799	18.0 a	2,978	16.1 a	1,501	8.3 a
Eastern Ontario	1,697	12.7 a	1,868	10.4 a	1,713	10.2 a	856	4.9 b
Southwest Ontario	3,396	16.1 a	1,852	7.7 a	2,382	7.5 a	1,596	6.5 a
Northern Ontario	697	10.3 c	541	10.1 c	1,073	5.4 a	499	12.5 a
Ontario	**17,840**	**12.7 a**	**11,649**	**10.6 a**	**19,909**	**8.1 a**	**11,765**	**7.6 a**

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O4 Average Rent ($) for Standard Spaces by Unit Type and Date Residence Opened
Ontario

Centre	Prior to 1990	1990-1999	2000 -2009	2010 or Later
Toronto GTA	3,662	3,884	4,663	4,924
Ward/Semi-Private	2,531	1,777	**	**
Bachelor/Studio	3,432	3,356	3,807	3,739
One Bedroom	4,149	4,899	4,796	4,823
Two Bedroom +	5,529	5,982	5,967	6,745
Central Ontario	2,717	3,113	3,626	4,292
Ward/Semi-Private	1,854	2,070	1,558	**
Bachelor/Studio	2,747	2,947	3,043	3,257
One Bedroom	3,502	4,072	4,125	4,511
Two Bedroom +	4,363	**	4,917	5,905
Ottawa	3,269	3,633	4,478	3,973
Ward/Semi-Private	1,754	**	**	**
Bachelor/Studio	2,970	3,230	3,622	3,143
One Bedroom	4,130	4,393	5,427	4,514
Two Bedroom +	**	**	6,592	6,573
Eastern Ontario	2,783	2,747	3,374	3,215
Ward/Semi-Private	1,708	1,590	**	**
Bachelor/Studio	2,699	2,573	2,642	2,680
One Bedroom	3,825	3,808	4,143	4,069
Two Bedroom +	**	**	**	**
Southwest Ontario	2,804	3,138	3,689	3,468
Ward/Semi-Private	1,931	2,028	**	**
Bachelor/Studio	2,777	2,831	3,052	2,827
One Bedroom	3,419	3,657	4,018	3,692
Two Bedroom +	**	4,781	4,745	4,331
Northern Ontario	2,446	2,206	3,191	2,440
Ward/Semi-Private	**	**	**	**
Bachelor/Studio	2,428	2,073	2,795	**
One Bedroom	2,671	2,865	3,562	2,205
Two Bedroom +	**	**	4,546	**
Ontario	**3,085**	**3,254**	**4,053**	**4,140**
Ward/Semi-Private	2,026	1,832	2,467	**
Bachelor/Studio	2,927	2,937	3,269	3,135
One Bedroom	3,907	4,214	4,475	4,347
Two Bedroom +	4,840	5,178	5,645	5,958

The following letter codes are used to indicate the reliability of the estimates:
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Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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